



## AGENDA

**REGULAR BOARD MEETING  
HISTORIC CITY HALL  
3<sup>rd</sup> FLOOR COUNCIL CHAMBERS  
Thursday, March 10, 2016  
4:00 pm**

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**Board Members:**

Jessica Ford, David Leon, Dori Benavides, Katherine Farina, Martha Caban-Moreaux, Mary Ellen Pollock  
Larry Warner (Alt.), Bob Gaiser (Alt), Mark Humbert (Alt City Representative)

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1. **Call to Order** – (Chair Ford)
2. **Pledge of Allegiance** – (Chair Ford)
3. **Roll Call** – (Quetzally Castel-Carmona)
4. **Seating of Alternate(s)** – (Chair Ford)
5. **Approval of Agenda** – (Chair Ford)  
*Recommended motion...“I move to approve the March 10, 2016 Regular Meeting Agenda as presented.”*
6. **Approval of Minutes for Annual Board Meeting** - (Chair Ford)  
*Recommended motion...“I move to approve the January 14, 2016 Regular Meeting Minutes as presented.”*
  - See attached January 14, 2016 Regular Meeting Minutes
7. **Public Comment** – (Chair Ford)
8. **Financial Reports** – (Debbie Bradford)  
*Recommended motion...“I move to accept the January 2016 and February 2016 Financial Reports as presented.”*
  - To Be Distributed at Meeting- January 2016 and February 2016 Financial Reports
9. **Occupancy Reports** – (Andrew Dall)  
*Recommended motion...“I move to accept the January 2016 and February 2016 Occupancy Reports as presented.”*
  - To Be Distributed at Meeting- January 2016 and February 2016 Occupancy Reports

**10. Executive Session Motion- (Chair Ford)**

*Recommended motion... "I MOVE TO GO INTO EXECUTIVE SESSION: For discussion of a personnel matter under C.R.S. Section 24-6-402(4) (f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees;*

*Suggested Motion... "I second the motion to go into Executive Session as read."*

*Chair initiates a verbal vote. "All in Favor Say Yes." "All Against Say No". Requires a 2/3 Majority Vote to move into Executive Session.*

**11. Re-Open Meeting – (Chair Ford)**

*Recommended statement... "The meeting is re-open at state the time and if roll call has changed"*

**12. Resolutions/Staff Memos – (Joseph A. Espinosa)**

*#1 – Resolution #16-03-01: RFP-Developer Selection Duplex Basement*

**A RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BRIGHTON, COLORADO, TO APPROVE HENDRICKS COMMUNITIES LLC AS A CO-DEVELOPER FOR RENTAL ASSISTANCE DEMONSTRATION CONVERSION LEADING TO THE REHABILITATION OF THE DUPLEX UNITS AND DUPLEX BASEMENTS LOCATED ON THE 500 BLOCK OF JESSUP STREET IN BRIGHTON COLORADO, WITH FINAL RENTAL ASSISTANCE DEMONSTRATION TERMS AND DOCUMENTS AND DEVELOPMENT TERMS AND DOCUMENTS TO BE REVIEWED AT A FUTURE MEETING.**

*Recommended motion... "I move to approve Resolution No. 16-03-01 as read."*

*#2 – Resolution #16-03-02: RFP-Developer Windmill Ranch*

**A RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BRIGHTON, COLORADO, TO APPROVE HENDRICKS COMMUNITIES LLC AS THE DEVELOPER FOR WINDMILL RANCH APARTMENT PROJECT AND TO APPROVE THE LAND PURCHASE AGREEMENT, ORGANIZATIONAL DOCUMENTS AND LOAN DOCUMENTS NECESSARY TO DEVELOP SAID PROJECT, WITH THE SELECTED DEVELOPER.**

*Recommended motion... "I move to approve Resolution No. 16-03-02 as read."*

*#3 – Resolution #16-03-03: Public Housing Operating Subsidy Grant*

**A RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BRIGHTON, COLORADO, TO APPROVE THE 2016 FUNDING NECESSARY TO ADMINISTER THE PUBLIC HOUSING PROGRAM, SPECIFICALLY THE OPERATING SUBSIDY SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE AUTHORITY ACKNOWLEDGES THE OPERATING SUBSIDY FUNDING IS INTEGRATED INTO THE AUTHORITY OPERATING BUDGET.**

*Recommended motion... "I move to approve Resolution No. 16-03-03 as read."*

*#4 – Resolution #16-03-04: 2016 Budget Revision #1*

**A RESOLUTION OF THE COMMISSIONERS OF THE HOUSING  
AUTHORITY OF THE CITY OF BRIGHTON, COLORADO  
AMENDING THE 2016 INITIAL BUDGET WITH THE 2016 BUDGET  
REVISION #1, IN ORDER TO REFLECT BUDGET REVISIONS,  
MODIFICATIONS AND SALARY ADJUSTMENTS.**

*Recommended motion...“I move to approve Resolution No. 16-03-04 as read.”*

**13. Adjournment – (Chair Ford)**

Next Brighton Housing Authority Regular Meeting to be on  
Thursday May 12, 2016 in the Historic City Council Chambers